HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Ottawa[1]

Date Released: February 2016

Housing market intelligence you can count on

[1] Ontario part of Ottawa-Gatineau CMA

Canada

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Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the *Housing Now* report has become the *Housing Now Tables* and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the *Housing Market Insight*. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The *Housing Market Insight* will be released shortly.

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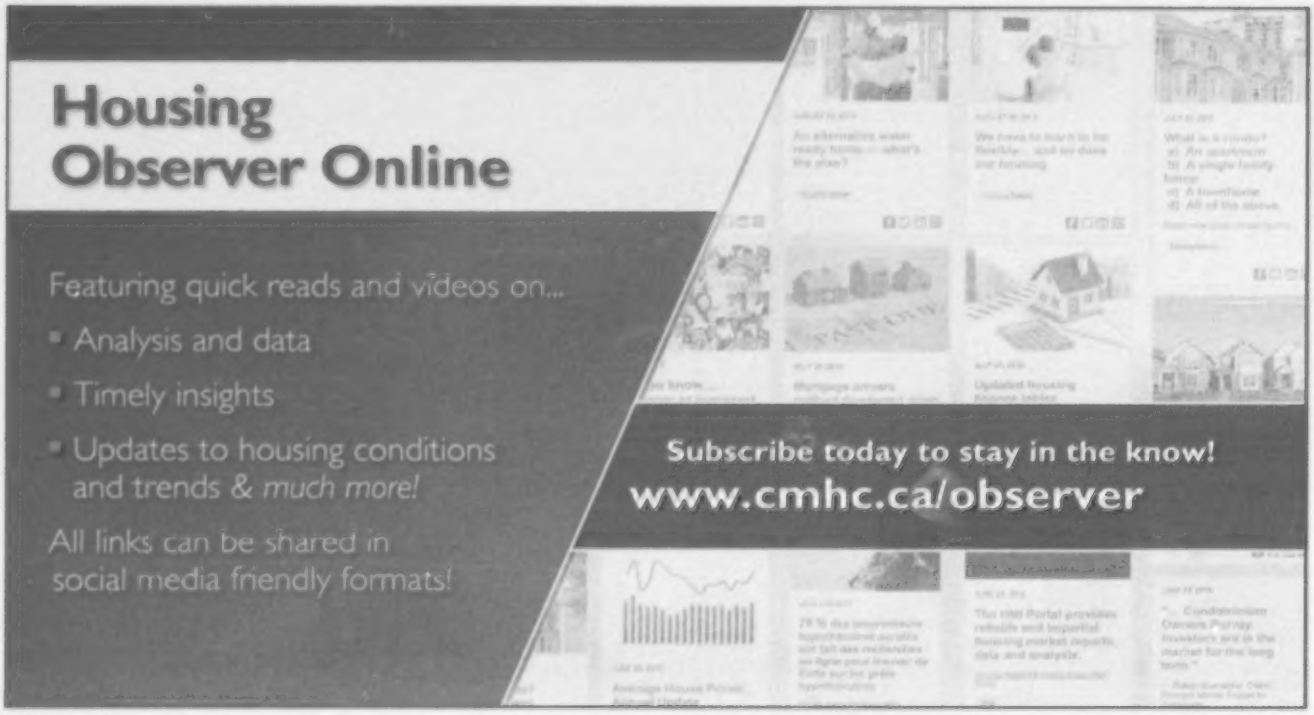
Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at www.cmhc.ca/housingmarketinformation. View, print, download or subscribe to get market information e-mailed to you on the day it is released. CMHC's electronic suite of national standardized products is available for free.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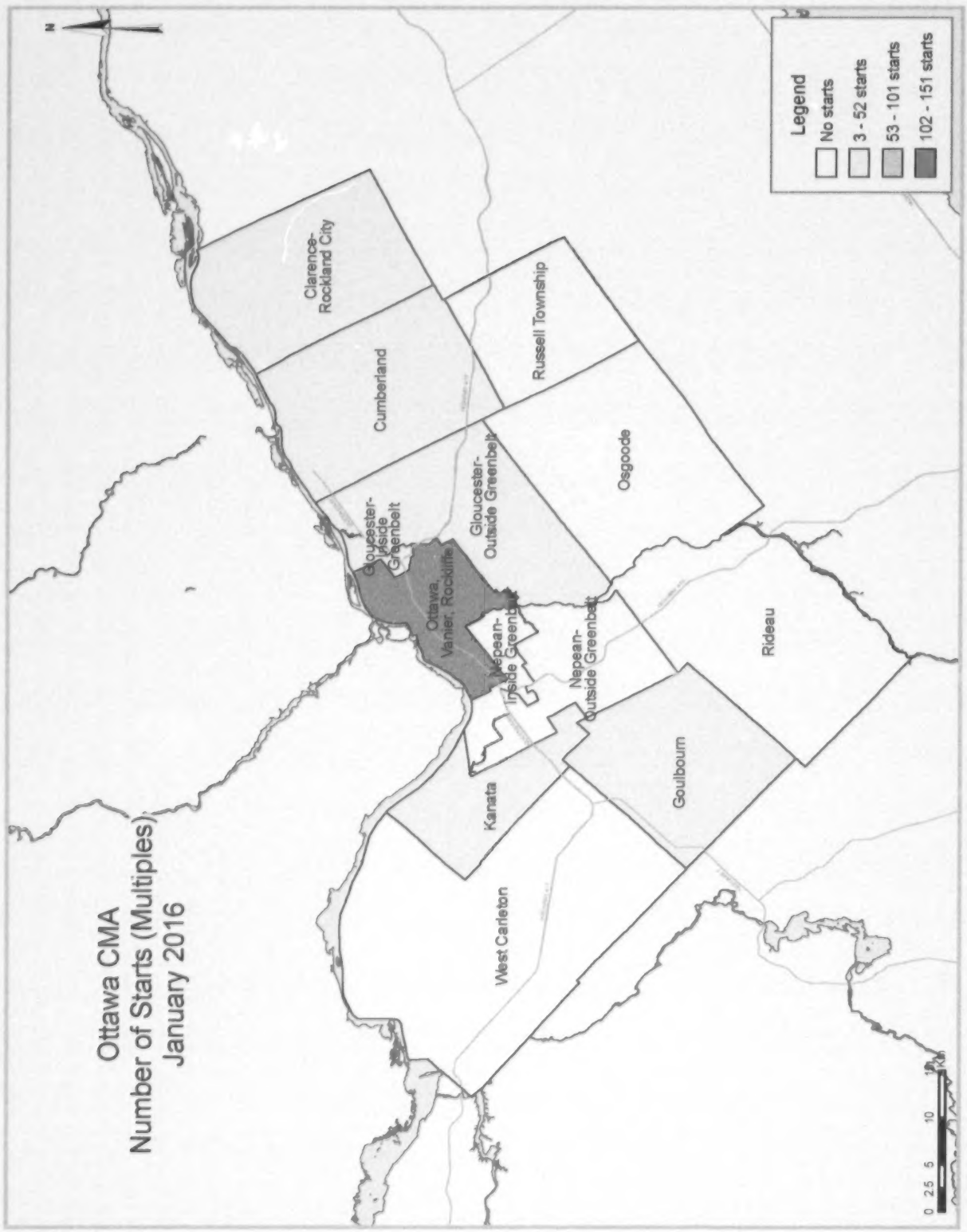
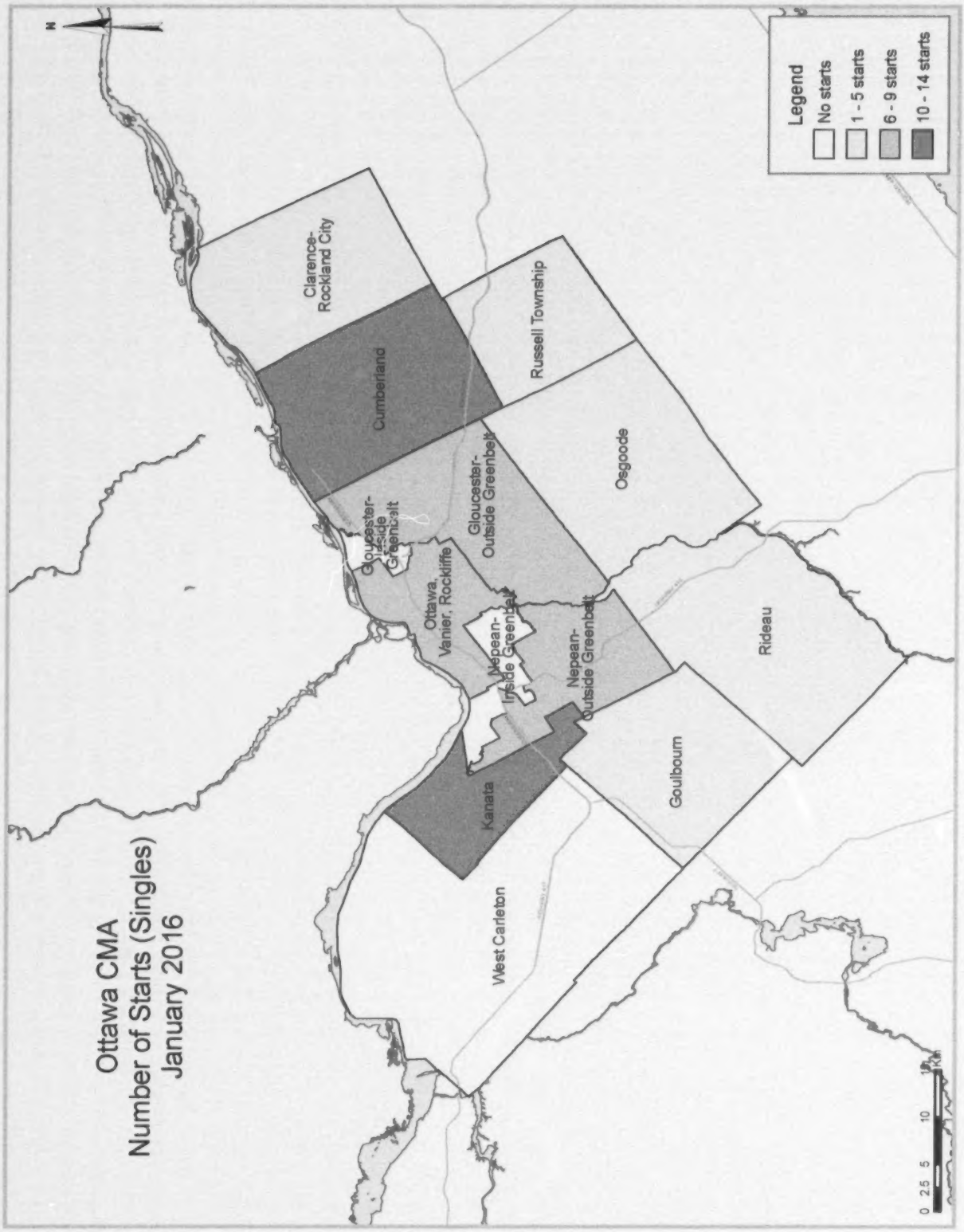
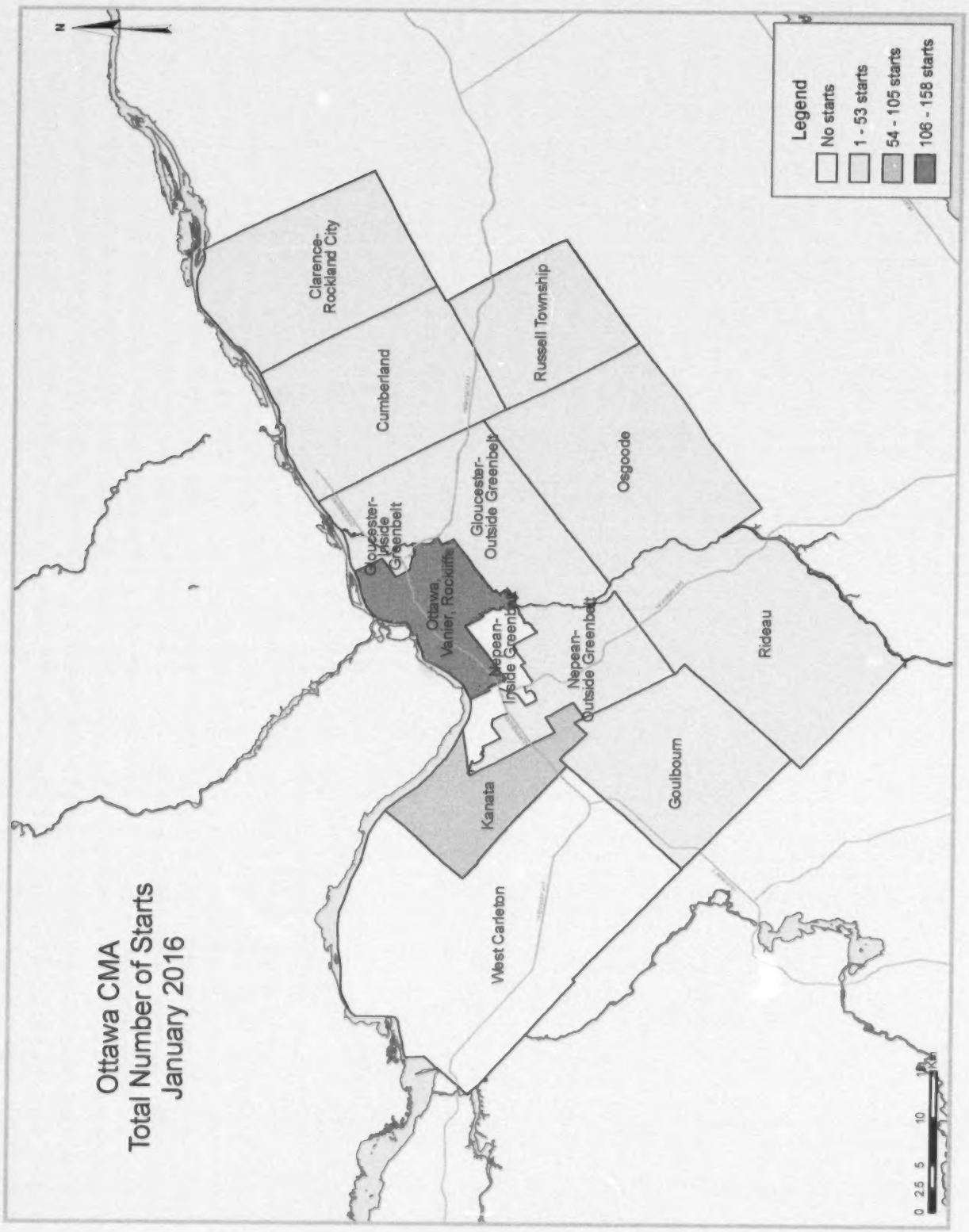

Ottawa CMA
Number of Starts (Multiples)
January 2016
Legend
No starts
3 - 52 starts
53 - 101 starts
102 - 151 starts
N
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Ottawa, Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Kanata
Goulbourn
West Carleton
0 2.5 5 10 15 Km


Ottawa CMA
Number of Starts (Singles)
January 2016
N
Legend
No starts
1 - 5 starts
6 - 9 starts
10 - 14 starts
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Ottawa, Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Kanata
Goulbourn
West Carleton
0 2.5 5 10
Km


Ottawa CMA
Total Number of Starts
January 2016
N
Legend
No starts
1 - 53 starts
54 - 105 starts
106 - 158 starts
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Ottawa, Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
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Goulbourn
West Carleton
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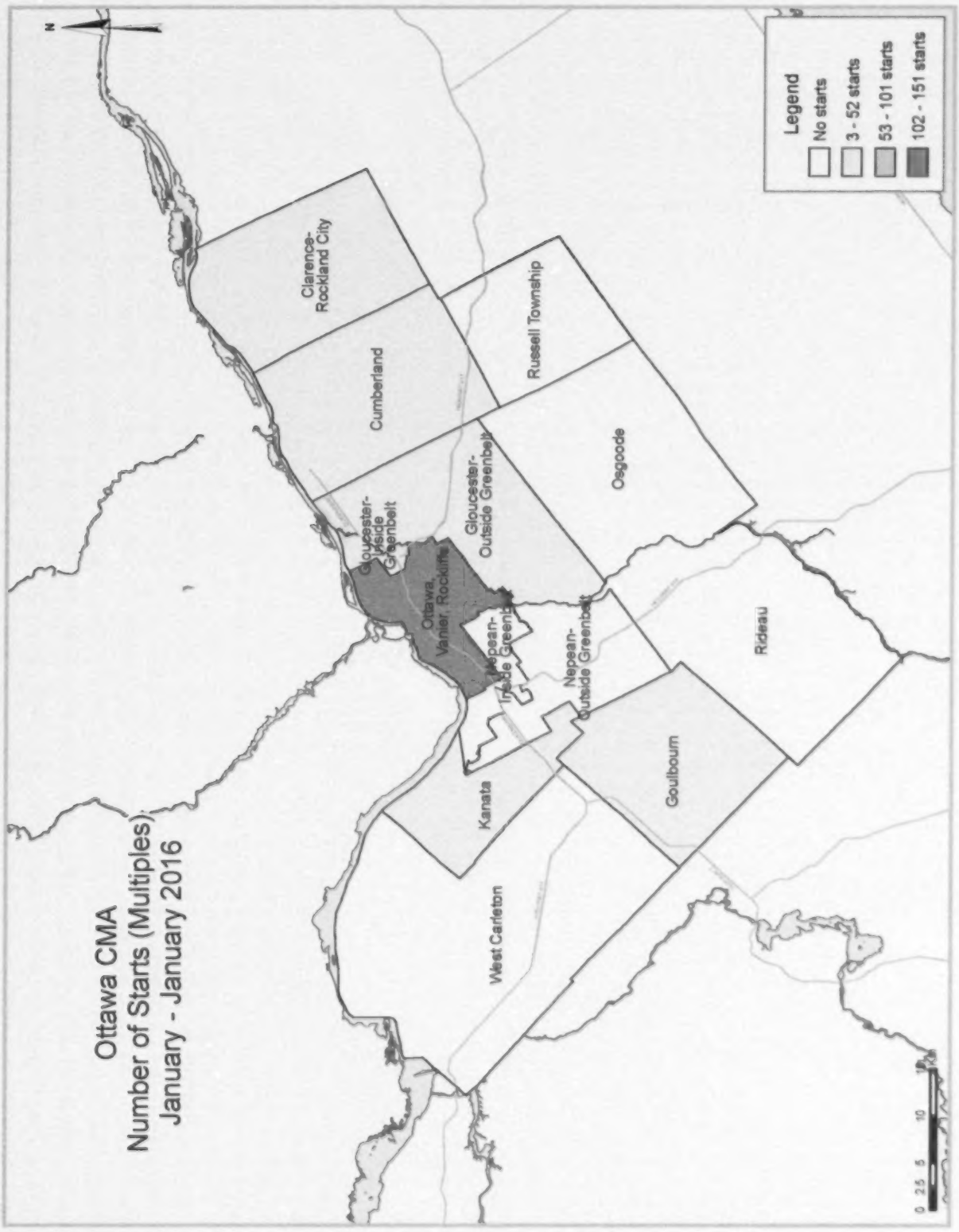
Ottawa CMA
Number of Starts (Multiples)
January - January 2016
Legend
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53 - 101 starts
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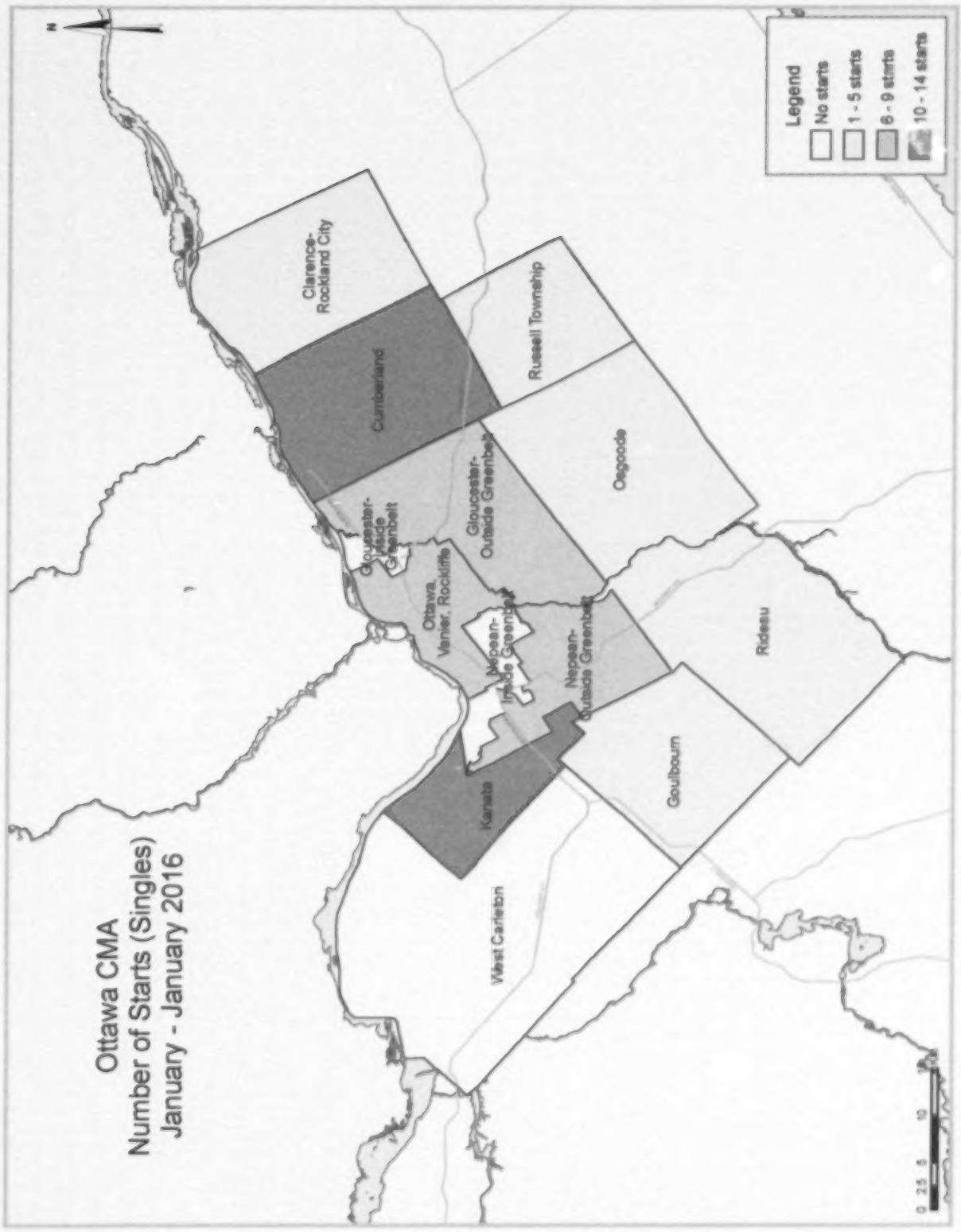
N
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Outside Greenbelt
Gloucester-Inside Greenbelt
Ottawa Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Goulbourn
Kanata
West Carleton
0 2.5 5 10 15


Ottawa CMA
Number of Starts (Singles)
January - January 2016
Legend
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1 - 5 starts
6 - 9 starts
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Clarence-Rockland City
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Ottawa, Vanier, Rockliffe
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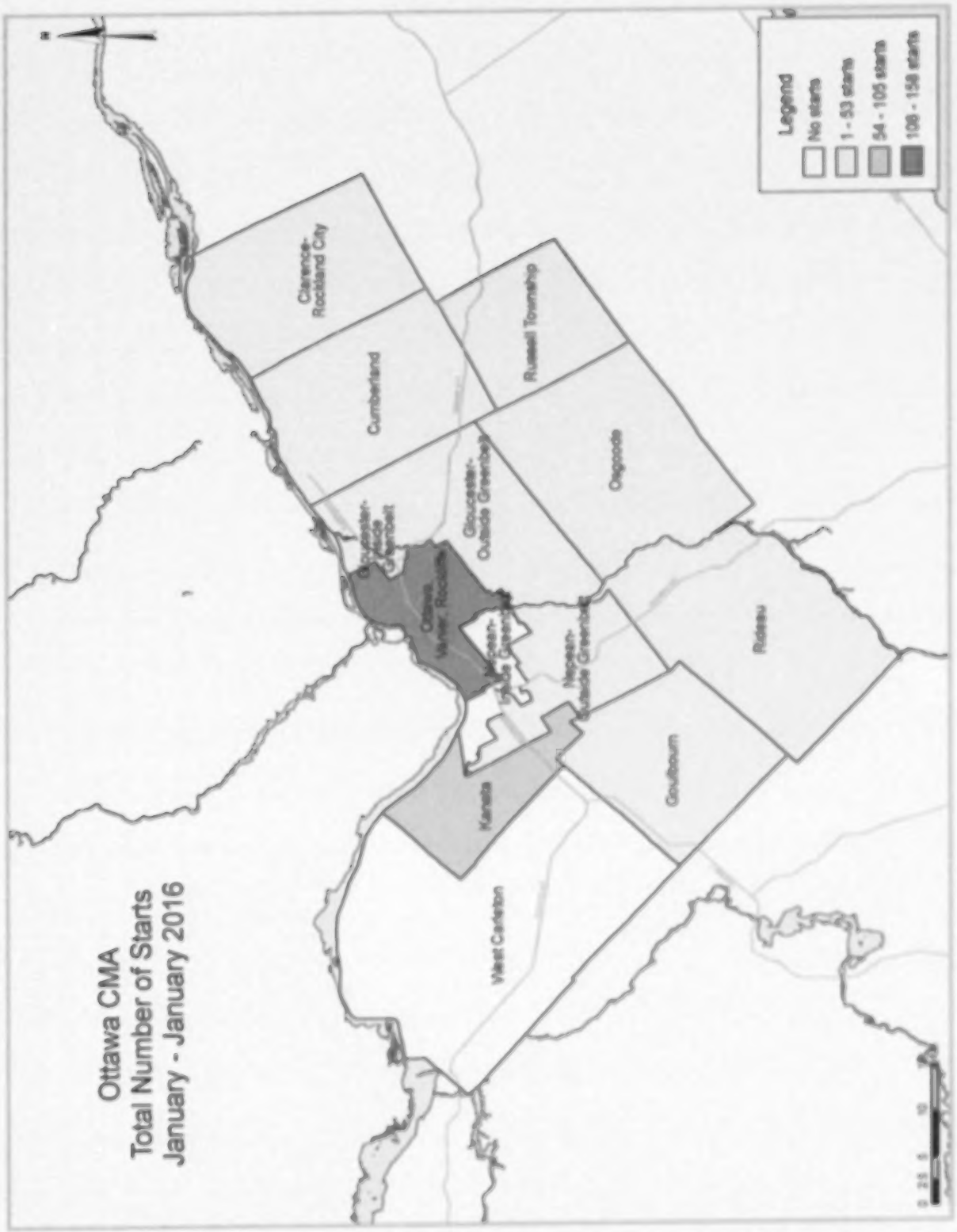
Nepean-Outside Greenbelt
Rideau
Kanata
Goulbourn
West Carleton
0 2.5 5 10


Ottawa CMA
Total Number of Starts
January - January 2016
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Clarence-Rockland City
Cumberland
Russell Township
Gloucester-Outside Greenbelt
Orleans
Ottawa Inner Roosville
Innes-Outside Greenbelt
Rideau
Kanata
Goulbourn
West Carleton

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) January 2016		
Ottawa CMA[1]	December 2015	January 2016
Trend[2]	5,537	5,567
SAAR	5,116	4,740
	January 2015	January 2016
Actual		
January - Single-Detached	71	64
January - Multiples	110	201
January - Total	181	265
January to January - Single-Detached	71	64
January to January - Multiples	110	201
January to January - Total	181	265

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR).

Detailed data available upon request.

Table 1.1: Housing Activity Summary of Ottawa-Gatineau CMA (Ontario Portion)
January 2016

	Ownership						Rental		Total[1]
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
January 2016	644	112	388	0	112	1,894	0	332	3,482
January 2015	751	6	644	0	0	932	6	0	1,889
% Change	-14.2	1,766.7	-39.8	n/a	n/a	**	-100.0	n/a	84.3
Year-to-date 2016	644	112	388	0	112	1,894	0	332	3,482
Year-to-date 2015	751	6	644	0	0	932	6	0	1,889
% Change	-14.2	1,766.7	-39.8	n/a	n/a	**	-100.0	n/a	84.3
UNDER CONSTRUCTION									
January 2016	1,109	1,114	1,703	0	211	11,307	119	820	16,284
January 2015	1,019	1,139	1,307	0	0	7,214	331	4,977	15,987
% Change	8.8	-2.1	30.3	n/a	**	56.7	-64.1	-83.5	1.9
COMPLETIONS									
January 2016	222	16	172	0	0	360	19	16	1,771
January 2015	134	12	134	0	0	1,103	3	3	1,759
% Change	65.7	33.3	28.4	n/a	n/a	-67.4	533.3	433.3	0.6
Year-to-date 2016	222	16	172	0	0	360	19	16	1,771
Year-to-date 2015	134	12	134	0	0	1,103	3	3	1,759
% Change	65.7	33.3	28.4	n/a	n/a	-67.4	533.3	433.3	0.6
COMPLETED & NOT ABSORBED									
January 2016	113	26	138	0	3	1,472	n/a	n/a	1,752
January 2015	69	22	191	0	3	1,866	n/a	n/a	2,151
% Change	63.7	18.2	-27.7	n/a	0.0	-21.1	n/a	n/a	-18.5
ABSORBED									
January 2016	204	7	72	0	0	287	n/a	n/a	1,168
January 2015	159	15	136	0	0	366	n/a	n/a	1,676
% Change	28.3	-53.3	-47.1	n/a	n/a	-21.6	n/a	n/a	-30.3
Year-to-date 2016	204	7	72	0	0	287	n/a	n/a	1,168
Year-to-date 2015	159	15	136	0	0	366	n/a	n/a	1,676
% Change	28.3	-53.3	-47.1	n/a	n/a	-21.6	n/a	n/a	-30.3

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
January 2018

	Ownership						Rental		Total[1]
	Freehold			Condominium					
	Single	Semi	Row, Apt & Other	Single	Row and Semi	Apt & Other	Single, Semi, and Row	Apt & Other	
STARTS									
Ottawa City									
January 2018	61	12	35	0	12	186	0	35	339
January 2017	69	8	69	0	0	12	0	0	158
Ottawa, Vanier, Rockcliffe									
January 2018	7	12	0	0	0	129	0	10	158
January 2017	0	8	0	0	0	0	0	0	8
Nepean inside greenbelt									
January 2018	0	0	0	0	0	0	0	0	0
January 2017	0	0	0	0	0	0	0	0	0
Nepean outside greenbelt									
January 2018	0	0	0	0	0	0	0	0	0
January 2017	31	0	24	0	0	0	0	0	55
Kanata inside greenbelt									
January 2018	0	0	0	0	0	0	0	12	12
January 2017	0	0	0	0	0	0	0	0	0
Kanata outside greenbelt									
January 2018	0	0	10	0	12	12	0	0	97
January 2017	12	0	0	0	0	7	0	0	31
Kanata									
January 2018	19	0	0	0	0	98	0	0	117
January 2017	19	0	24	0	0	0	0	0	43
Cumberland									
January 2018	10	0	0	0	0	0	0	0	10
January 2017	1	0	0	0	0	0	0	0	1
Goulbourn									
January 2018	0	0	0	0	0	0	0	0	0
January 2017	2	0	0	0	0	0	0	0	2
West Carleton									
January 2018	0	0	0	0	0	0	0	0	0
January 2017	1	0	0	0	0	0	0	0	1
Rideau									
January 2018	0	0	0	0	0	0	0	0	0
January 2017	0	0	0	0	0	0	0	0	0
Osgoode									
January 2018	0	0	0	0	0	0	0	0	0
January 2017	0	0	0	0	0	0	0	0	0
Clarence-Rockland City									
January 2018	0	0	0	0	0	0	0	0	0
January 2017	0	0	0	0	0	0	0	0	0
Russell Township									
January 2018	1	0	0	0	0	0	0	0	1
January 2017	0	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario portion)									
January 2018	99	12	80	0	12	186	0	57	446
January 2017	70	8	93	0	0	12	0	0	183

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
January 2018

	Ownership						Rental		Total
	Freehold			Condominium					
	Single	Semi	Row / Apt & Other	Single	Row and Semi	Apt & Other	Single, Semi and Row	Apt & Other	
CENTRAL CONCENTRATION									
Ottawa City									
January 2018	1,113	140	1,148	0	30	1,207	41	866	4,511
January 2017	894	126	1,239	0	0	2,144	32	697	5,132
Ottawa, Cumberland, Rockcliffe									
January 2018	77	14	14	0	0	184	15	154	458
January 2017	45	14	14	0	0	124	10	154	361
Kanata North geowards									
January 2018	8	0	0	0	0	65	0	0	65
January 2017	15	0	0	0	0	199	5	0	219
Kanata South geowards									
January 2018	114	30	126	0	0	146	0	0	416
January 2017	148	30	444	0	0	66	0	24	712
Stittsville North geowards									
January 2018	5	0	0	0	0	0	0	56	61
January 2017	0	0	0	0	0	12	0	0	12
Stittsville South geowards									
January 2018	116	0	238	0	30	74	0	56	514
January 2017	128	0	314	0	0	124	0	0	566
Barrhaven									
January 2018	160	0	114	0	0	84	0	0	358
January 2017	204	0	114	0	0	60	0	164	1,142
Riverside South									
January 2018	66	0	138	0	0	78	0	0	282
January 2017	127	18	138	0	0	114	0	0	342
Orleans									
January 2018	138	14	84	0	0	0	0	0	236
January 2017	56	0	0	0	0	0	0	56	56
Rest Outlying									
January 2018	30	0	0	0	0	0	0	0	30
January 2017	18	0	138	0	0	0	0	0	156
Rideau									
January 2018	30	0	0	0	0	0	0	0	30
January 2017	56	0	0	0	0	0	0	0	56
Osgoode									
January 2018	66	0	0	0	0	0	0	0	66
January 2017	127	0	0	0	0	0	0	0	127
Ottawa Suburban City									
January 2018	56	0	0	0	0	0	0	56	97
January 2017	41	0	0	0	0	114	0	0	155
Russell Township									
January 2018	30	0	0	0	0	0	0	0	30
January 2017	97	0	0	0	0	97	0	0	194
Ottawa Subtotal (CMA) (Ontario portion)									
January 2018	1,139	144	1,172	0	30	1,207	41	866	4,594
January 2017	906	126	1,237	0	0	2,144	32	697	5,142

Source: CMHC - Starts and Completions Survey, Market Absorption Survey

Table 1.2: Housing Activity Summary by Submarket
January 2016

	Ownership						Rental		Total
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Ottawa City									
January 2016	204	4	72	0	0	365	4	6	655
January 2015	118	12	154	0	0	441	2	3	730
Ottawa, Vanier, Rockcliffe									
January 2016	13	0	0	0	0	365	4	6	388
January 2015	9	6	25	0	0	441	2	3	486
Nepean inside greenbelt									
January 2016	1	0	0	0	0	0	0	0	1
January 2015	2	0	0	0	0	0	0	0	2
Nepean outside greenbelt									
January 2016	24	4	45	0	0	0	0	0	73
January 2015	29	4	30	0	0	0	0	0	63
Gloucester inside greenbelt									
January 2016	0	0	0	0	0	0	0	0	0
January 2015	2	0	0	0	0	0	0	0	2
Gloucester outside greenbelt									
January 2016	49	0	14	0	0	0	0	0	63
January 2015	15	0	4	0	0	0	0	0	19
Kanata									
January 2016	25	0	13	0	0	0	0	0	38
January 2015	32	0	54	0	0	0	0	0	86
Cumberland									
January 2016	40	0	0	0	0	0	0	0	40
January 2015	11	0	0	0	0	0	0	0	11
Gatineau									
January 2016	39	0	0	0	0	0	0	0	39
January 2015	0	0	14	0	0	0	0	0	14
West Carleton									
January 2016	2	0	0	0	0	0	0	0	2
January 2015	2	0	27	0	0	0	0	0	29
Rideau									
January 2016	3	0	0	0	0	0	0	0	3
January 2015	3	0	0	0	0	0	0	0	3
Osgoode									
January 2016	8	0	0	0	0	0	0	0	8
January 2015	13	2	0	0	0	0	0	0	15
Clarence-Rockland City									
January 2016	7	0	0	0	0	0	0	0	7
January 2015	7	0	0	0	0	0	0	0	7
Russell Township									
January 2016	11	2	0	0	0	0	0	0	13
January 2015	9	0	0	0	0	12	0	0	21
Ottawa-Gatineau CMA (Ontario portion)									
January 2016	322	6	72	0	0	365	4	6	675
January 2015	134	12	154	0	0	453	2	3	758

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
January 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Ottawa City									
January 2016	94	19	154	0	2	687	n/a	n/a	956
January 2015	61	21	94	0	3	460	n/a	n/a	639
Ottawa, Vanier, Rockcliffe									
January 2016	3	3	2	0	2	557	n/a	n/a	567
January 2015	5	13	4	0	3	331	n/a	n/a	356
Nepean inside greenbelt									
January 2016	0	0	0	0	0	62	n/a	n/a	62
January 2015	0	0	0	0	0	0	n/a	n/a	0
Nepean outside greenbelt									
January 2016	17	9	54	0	0	19	n/a	n/a	99
January 2015	12	5	32	0	0	24	n/a	n/a	73
Gloucester inside greenbelt									
January 2016	0	0	0	0	0	3	n/a	n/a	3
January 2015	0	0	0	0	0	11	n/a	n/a	11
Gloucester outside greenbelt									
January 2016	29	0	62	0	0	37	n/a	n/a	128
January 2015	11	0	28	0	0	21	n/a	n/a	60
Kanata									
January 2016	28	1	20	0	0	6	n/a	n/a	55
January 2015	24	1	16	0	0	0	n/a	n/a	41
Cumberland									
January 2016	9	0	12	0	0	1	n/a	n/a	22
January 2015	1	0	4	0	0	68	n/a	n/a	73
Gatineau									
January 2016	8	3	4	0	0	2	n/a	n/a	17
January 2015	8	0	8	0	0	5	n/a	n/a	21
West Carleton									
January 2016	0	2	0	0	0	0	n/a	n/a	2
January 2015	0	1	2	0	0	0	n/a	n/a	3
Rideau									
January 2016	0	0	0	0	0	0	n/a	n/a	0
January 2015	0	0	0	0	0	0	n/a	n/a	0
Osgoode									
January 2016	0	1	0	0	0	0	n/a	n/a	1
January 2015	0	1	0	0	0	0	n/a	n/a	1
Clarence-Rockland City									
January 2016	6	0	0	0	0	0	n/a	n/a	6
January 2015	4	0	0	0	0	0	n/a	n/a	4
Russell Township									
January 2016	15	7	4	0	0	5	n/a	n/a	31
January 2015	4	1	0	0	0	6	n/a	n/a	11
Ottawa-Gatineau CMA (Ontario portion)									
January 2016	115	26	158	0	2	692	n/a	n/a	993
January 2015	69	22	94	0	3	466	n/a	n/a	654

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
January 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Ottawa City									
January 2016	192	7	70	0	0	287	n/a	n/a	556
January 2015	123	15	136	0	0	360	n/a	n/a	634
Ottawa, Vanier, Rockcliffe									
January 2016	12	3	0	0	0	279	n/a	n/a	294
January 2015	9	5	21	0	0	340	n/a	n/a	375
Nepean inside greenbelt									
January 2016	1	0	0	0	0	0	n/a	n/a	1
January 2015	2	0	0	0	0	0	n/a	n/a	2
Nepean outside greenbelt									
January 2016	22	4	44	0	0	0	n/a	n/a	70
January 2015	32	5	32	0	0	3	n/a	n/a	72
Gloucester inside greenbelt									
January 2016	0	0	0	0	0	0	n/a	n/a	0
January 2015	2	0	0	0	0	0	n/a	n/a	2
Gloucester outside greenbelt									
January 2016	39	0	9	0	0	7	n/a	n/a	55
January 2015	16	1	5	0	0	7	n/a	n/a	29
Kanata									
January 2016	28	0	17	0	0	1	n/a	n/a	46
January 2015	32	2	45	0	0	0	n/a	n/a	79
Cumberland									
January 2016	38	0	0	0	0	0	n/a	n/a	38
January 2015	11	0	0	0	0	9	n/a	n/a	20
Goulbourn									
January 2016	39	0	0	0	0	0	n/a	n/a	39
January 2015	0	0	7	0	0	1	n/a	n/a	8
West Carleton									
January 2016	2	0	0	0	0	0	n/a	n/a	2
January 2015	2	0	26	0	0	0	n/a	n/a	28
Rideau									
January 2016	3	0	0	0	0	0	n/a	n/a	3
January 2015	4	0	0	0	0	0	n/a	n/a	4
Osgoode									
January 2016	8	0	0	0	0	0	n/a	n/a	8
January 2015	13	2	0	0	0	0	n/a	n/a	15
Clarence-Rockland City									
January 2016	5	0	0	0	0	0	n/a	n/a	5
January 2015	6	0	0	0	0	0	n/a	n/a	6
Russell Township									
January 2016	7	0	0	0	0	0	n/a	n/a	7
January 2015	8	0	0	0	0	6	n/a	n/a	14
Ottawa-Gatineau CMA (Ontario portion)									
January 2016	204	7	70	0	0	287	n/a	n/a	568
January 2015	137	15	136	0	0	366	n/a	n/a	654

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Ottawa-Gatineau CMA (Ontario Portion) 2006 - 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	1,992	164	1,309	0	8	792	44	663	4,972
% Change	12.2	-31.1	-23.4	n/a	100.0	-44.1	-10.2	16.5	-13.7
2014	1,775	238	1,709	0	4	1,418	49	569	5,762
% Change	-0.7	-39.6	5.2	n/a	-50.0	-37.5	**	20.0	-12.2
2013	1,787	394	1,625	0	8	2,268	4	474	6,560
% Change	12.2	41.7	17.1	n/a	14.3	-0.4	-87.5	4.9	8.9
2012	1,592	278	1,388	0	7	2,277	32	452	6,026
% Change	-25.4	-22.8	-24.9	n/a	n/a	68.2	**	**	4.0
2011	2,134	360	1,849	0	0	1,354	1	91	5,794
% Change	-7.3	-0.6	-4.0	n/a	-100.0	-10.3	-94.1	-70.0	-10.1
2010	2,302	362	1,926	0	27	1,509	17	303	6,446
% Change	-6.8	23.5	1.6	n/a	125.0	62.8	-43.3	62.9	10.9
2009	2,471	293	1,895	0	12	927	30	186	5,814
% Change	-16.4	38.9	-10.1	n/a	-80.0	-38.2	**	17.0	-16.9
2008	2,956	211	2,109	0	60	1,501	2	159	6,998
% Change	-0.6	-27.7	12.2	n/a	-39.4	42.0	-75.0	-19.7	7.6
2007	2,973	292	1,879	0	99	1,057	8	198	6,506
% Change	19.9	-23.8	22.7	n/a	-47.6	-10.7	-90.5	**	10.7
2006	2,480	383	1,532	0	189	1,183	84	24	5,875

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
January 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Jan 2016	Jan 2015	Jan 2016	Jan 2015	Jan 2016	Jan 2015	Jan 2016	Jan 2015	Jan 2016	Jan 2015	% Change
Ottawa City	61	64	12	10	47	64	219	12	339	150	126.0
Ottawa, Vanier, Rockcliffe	7	3	12	6	0	0	139	5	158	14	**
Nepean inside greenbelt	0	0	0	0	0	0	0	0	0	0	n/a
Nepean outside greenbelt	8	21	0	0	0	29	0	0	8	50	-84.0
Gloucester inside greenbelt	0	0	0	0	0	0	22	0	22	0	n/a
Gloucester outside greenbelt	8	15	0	4	27	5	12	7	47	31	51.6
Kanata	14	14	0	0	0	24	43	0	57	38	50.0
Cumberland	10	1	0	0	20	6	0	0	30	7	**
Goulbourn	5	2	0	0	0	0	3	0	8	2	**
West Carleton	0	1	0	0	0	0	0	0	0	1	-100.0
Rideau	5	2	0	0	0	0	0	0	5	2	150.0
Osgoode	4	5	0	0	0	0	0	0	4	5	-20.0
Clarence-Rockland City	2	5	0	0	3	0	0	0	5	5	0.0
Russell Township	1	2	0	2	0	0	0	30	1	34	-97.1
Ottawa-Gatineau CMA (Ontario Portion)	64	71	12	12	50	64	219	42	345	189	82.5

Table 2.1: Starts by Submarket and by Dwelling Type
January - January 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Ottawa City	61	64	12	10	47	64	219	12	339	150	126.0
Ottawa, Vanier, Rockcliffe	7	3	12	6	0	0	139	5	158	14	**
Nepean inside greenbelt	0	0	0	0	0	0	0	0	0	0	n/a
Nepean outside greenbelt	8	21	0	0	0	29	0	0	8	50	-84.0
Gloucester inside greenbelt	0	0	0	0	0	0	22	0	22	0	n/a
Gloucester outside greenbelt	8	15	0	4	27	5	12	7	47	31	51.6
Kanata	14	14	0	0	0	24	43	0	57	38	50.0
Cumberland	10	1	0	0	20	6	0	0	30	7	**
Goulbourn	5	2	0	0	0	0	3	0	8	2	**
West Carleton	0	1	0	0	0	0	0	0	0	1	-100.0
Rideau	5	2	0	0	0	0	0	0	5	2	150.0
Osgoode	4	5	0	0	0	0	0	0	4	5	-20.0
Clarence-Rockland City	2	5	0	0	3	0	0	0	5	5	0.0
Russell Township	1	2	0	2	0	0	0	30	1	34	-97.1
Ottawa-Gatineau CMA (Ontario Portion)	64	71	12	12	50	64	219	42	345	189	82.5

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
January 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Jan 2016	Jan 2015	Jan 2016	Jan 2015	Jan 2016	Jan 2015	Jan 2016	Jan 2015
Ottawa City	47	64	0	0	184	12	35	0
Ottawa, Vanier, Rockcliffe	0	0	0	0	129	5	10	0
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	0	29	0	0	0	0	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	22	0
Gloucester outside greenbelt	27	5	0	0	12	7	0	0
Kanata	0	24	0	0	43	0	0	0
Cumberland	20	6	0	0	0	0	0	0
Goulbourn	0	0	0	0	0	0	3	0
West Carleton	0	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	3	0	0	0	0	0	0	0
Russell Township	0	0	0	0	0	30	0	0
Ottawa-Gatineau CMA (Ontario Portion)	50	64	0	0	184	42	35	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - January 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Ottawa City	47	64	0	0	184	12	35	0
Ottawa, Vanier, Rockcliffe	0	0	0	0	129	5	10	0
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	0	29	0	0	0	0	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	22	0
Gloucester outside greenbelt	27	5	0	0	12	7	0	0
Kanata	0	24	0	0	43	0	0	0
Cumberland	20	6	0	0	0	0	0	0
Goulbourn	0	0	0	0	0	0	3	0
West Carleton	0	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	3	0	0	0	0	0	0	0
Russell Township	0	0	0	0	0	30	0	0
Ottawa-Gatineau CMA (Ontario Portion)	50	64	0	0	184	42	35	0

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market January 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	Jan 2016	Jan 2015	Jan 2016	Jan 2015	Jan 2016	Jan 2015	Jan 2016	Jan 2015
Ottawa City	108	132	196	12	35	6	339	150
Ottawa, Vanier, Rockcliffe	19	7	129	5	10	2	158	14
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	8	50	0	0	0	0	8	50
Gloucester inside greenbelt	0	0	0	0	22	0	22	0
Gloucester outside greenbelt	23	20	24	7	0	4	47	31
Kanata	14	38	43	0	0	0	57	38
Cumberland	30	7	0	0	0	0	30	7
Goulbourn	5	2	0	0	3	0	8	2
West Carleton	0	1	0	0	0	0	0	1
Rideau	5	2	0	0	0	0	5	2
Osgoode	4	5	0	0	0	0	4	5
Clarence-Rockland City	5	5	0	0	0	0	5	5
Russell Township	1	4	0	30	0	0	1	34
Ottawa-Gatineau CMA (Ontario Portion)	114	141	196	42	35	6	345	189

Table 2.5: Starts by Submarket and by Intended Market January - January 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Ottawa City	108	132	196	12	35	6	339	150
Ottawa, Vanier, Rockcliffe	19	7	129	5	10	2	158	14
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	8	50	0	0	0	0	8	50
Gloucester inside greenbelt	0	0	0	0	22	0	22	0
Gloucester outside greenbelt	23	20	24	7	0	4	47	31
Kanata	14	38	43	0	0	0	57	38
Cumberland	30	7	0	0	0	0	30	7
Goulbourn	5	2	0	0	3	0	8	2
West Carleton	0	1	0	0	0	0	0	1
Rideau	5	2	0	0	0	0	5	2
Osgoode	4	5	0	0	0	0	4	5
Clarence-Rockland City	5	5	0	0	0	0	5	5
Russell Township	1	4	0	30	0	0	1	34
Ottawa-Gatineau CMA (Ontario Portion)	114	141	196	42	35	6	345	189

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
January 2016

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	Jan 2016	Jan 2015	Jan 2016	Jan 2015	Jan 2016	Jan 2015	Jan 2016	Jan 2015	Jan 2016	Jan 2015	% Change
Ottawa City	204	118	8	14	72	154	371	444	655	730	-10.3
Ottawa, Vanier, Rockcliffe	13	9	4	8	0	25	371	444	388	486	-20.2
Nepean inside greenbelt	1	2	0	0	0	0	0	0	1	2	-50.0
Nepean outside greenbelt	24	29	4	4	45	30	0	0	73	63	15.9
Gloucester inside greenbelt	0	2	0	0	0	0	0	0	0	2	-100.0
Gloucester outside greenbelt	49	15	0	0	14	4	0	0	63	19	**
Kanata	25	32	0	0	13	54	0	0	38	86	-55.8
Cumberland	40	11	0	0	0	0	0	0	40	11	**
Goulbourn	39	0	0	0	0	14	0	0	39	14	178.6
West Carleton	2	2	0	0	0	27	0	0	2	29	-93.1
Rideau	3	3	0	0	0	0	0	0	3	3	0.0
Osgoode	8	13	0	2	0	0	0	0	8	15	-46.7
Clarence-Rockland City	7	7	0	0	0	0	0	0	7	7	0.0
Russell Township	11	9	2	0	0	0	0	12	13	21	-38.1
Ottawa-Gatineau CMA (Ontario Portion)	222	134	10	14	72	154	371	456	675	758	-10.9

Table 3.1: Completions by Submarket and by Dwelling Type
January - January 2016

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Ottawa City	204	118	8	14	72	154	371	444	655	730	-10.3
Ottawa, Vanier, Rockcliffe	13	9	4	8	0	25	371	444	388	486	-20.2
Nepean inside greenbelt	1	2	0	0	0	0	0	0	1	2	-50.0
Nepean outside greenbelt	24	29	4	4	45	30	0	0	73	63	15.9
Gloucester inside greenbelt	0	2	0	0	0	0	0	0	0	2	-100.0
Gloucester outside greenbelt	49	15	0	0	14	4	0	0	63	19	**
Kanata	25	32	0	0	13	54	0	0	38	86	-55.8
Cumberland	40	11	0	0	0	0	0	0	40	11	**
Goulbourn	39	0	0	0	0	14	0	0	39	14	178.6
West Carleton	2	2	0	0	0	27	0	0	2	29	-93.1
Rideau	3	3	0	0	0	0	0	0	3	3	0.0
Osgoode	8	13	0	2	0	0	0	0	8	15	-46.7
Clarence-Rockland City	7	7	0	0	0	0	0	0	7	7	0.0
Russell Township	11	9	2	0	0	0	0	12	13	21	-38.1
Ottawa-Gatineau CMA (Ontario Portion)	222	134	10	14	72	154	371	456	675	758	-10.9

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market - January 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Jan 2016	Jan 2015	Jan 2016	Jan 2015	Jan 2016	Jan 2015	Jan 2016	Jan 2015
Ottawa City	72	154	0	0	365	441	6	3
Ottawa, Vanier, Rockcliffe	0	25	0	0	365	441	6	3
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	45	30	0	0	0	0	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	14	4	0	0	0	0	0	0
Kanata	13	54	0	0	0	0	0	0
Cumberland	0	0	0	0	0	0	0	0
Goulbourn	0	14	0	0	0	0	0	0
West Carleton	0	27	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	0	0	0	0	0	0	0	0
Russell Township	0	0	0	0	0	12	0	0
Ottawa-Gatineau CMA (Ontario Portion)	72	154	0	0	365	453	6	3

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market - January - January 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Ottawa City	72	154	0	0	365	441	6	3
Ottawa, Vanier, Rockcliffe	0	25	0	0	365	441	6	3
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	45	30	0	0	0	0	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	14	4	0	0	0	0	0	0
Kanata	13	54	0	0	0	0	0	0
Cumberland	0	0	0	0	0	0	0	0
Goulbourn	0	14	0	0	0	0	0	0
West Carleton	0	27	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	0	0	0	0	0	0	0	0
Russell Township	0	0	0	0	0	12	0	0
Ottawa-Gatineau CMA (Ontario Portion)	72	154	0	0	365	453	6	3

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
January 2016

Submarket	Freehold		Condominium		Rental		Total*	
	Jan 2016	Jan 2015	Jan 2016	Jan 2015	Jan 2016	Jan 2015	Jan 2016	Jan 2015
Ottawa City	280	284	365	441	10	5	655	730
Ottawa, Vanier, Rockcliffe	13	40	365	441	10	5	388	486
Nepean inside greenbelt	1	2	0	0	0	0	1	2
Nepean outside greenbelt	73	63	0	0	0	0	73	63
Gloucester inside greenbelt	0	2	0	0	0	0	0	2
Gloucester outside greenbelt	63	19	0	0	0	0	63	19
Kanata	38	86	0	0	0	0	38	86
Cumberland	40	11	0	0	0	0	40	11
Goulbourn	39	14	0	0	0	0	39	14
West Carleton	2	29	0	0	0	0	2	29
Rideau	3	3	0	0	0	0	3	3
Osgoode	8	15	0	0	0	0	8	15
Clarence-Rockland City	7	7	0	0	0	0	7	7
Russell Township	13	9	0	12	0	0	13	21
Ottawa-Gatineau CMA (Ontario Portion)	300	300	365	453	10	5	675	758

Table 3.5: Completions by Submarket and by Intended Market
January - January 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Ottawa City	280	284	365	441	10	5	655	730
Ottawa, Vanier, Rockcliffe	13	40	365	441	10	5	388	486
Nepean inside greenbelt	1	2	0	0	0	0	1	2
Nepean outside greenbelt	73	63	0	0	0	0	73	63
Gloucester inside greenbelt	0	2	0	0	0	0	0	2
Gloucester outside greenbelt	63	19	0	0	0	0	63	19
Kanata	38	86	0	0	0	0	38	86
Cumberland	40	11	0	0	0	0	40	11
Goulbourn	39	14	0	0	0	0	39	14
West Carleton	2	29	0	0	0	0	2	29
Rideau	3	3	0	0	0	0	3	3
Osgoode	8	15	0	0	0	0	8	15
Clarence-Rockland City	7	7	0	0	0	0	7	7
Russell Township	13	9	0	12	0	0	13	21
Ottawa-Gatineau CMA (Ontario Portion)	300	300	365	453	10	5	675	758

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
January 2016

Submarket	Price Range										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $449,999		$450,000 - $549,999		$550,000 - $599,999		$600,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Ottawa City													
January 2016	0	0.0	77	47.0	59	36.0	13	7.9	15	9.1	164	457,500	488,309
January 2015	6	5.9	42	41.6	40	39.6	4	4.0	9	8.9	101	455,000	484,981
Year-to-date 2016	0	0.0	77	47.0	59	36.0	13	7.9	15	9.1	164	457,500	488,309
Year-to-date 2015	6	5.9	42	41.6	40	39.6	4	4.0	9	8.9	101	455,000	484,981
Ottawa, Vanier, Rockcliffe													
January 2016	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	-	-
January 2015	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	-	-
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	-	-
Nepean inside greenbelt													
January 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
January 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Nepean outside greenbelt													
January 2016	0	0.0	7	33.3	7	33.3	5	23.8	2	9.5	21	-	-
January 2015	6	18.8	13	40.6	9	28.1	3	9.4	1	3.1	32	440,000	445,921
Year-to-date 2016	0	0.0	7	33.3	7	33.3	5	23.8	2	9.5	21	-	-
Year-to-date 2015	6	18.8	13	40.6	9	28.1	3	9.4	1	3.1	32	440,000	445,921
Gloucester inside greenbelt													
January 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
January 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Gloucester outside greenbelt													
January 2016	0	0.0	24	63.2	8	21.1	3	7.9	3	7.9	38	-	468,570
January 2015	0	0.0	2	13.3	13	86.7	0	0.0	0	0.0	15	-	503,725
Year-to-date 2016	0	0.0	24	63.2	8	21.1	3	7.9	3	7.9	38	-	468,570
Year-to-date 2015	0	0.0	2	13.3	13	86.7	0	0.0	0	0.0	15	-	503,725
Kanata													
January 2016	0	0.0	13	46.4	8	28.6	3	10.7	4	14.3	28	-	-
January 2015	0	0.0	17	53.1	13	40.6	0	0.0	2	6.3	32	-	-
Year-to-date 2016	0	0.0	13	46.4	8	28.6	3	10.7	4	14.3	28	-	-
Year-to-date 2015	0	0.0	17	53.1	13	40.6	0	0.0	2	6.3	32	-	-
Cumberland													
January 2016	0	0.0	23	63.9	13	36.1	0	0.0	0	0.0	36	-	-
January 2015	0	0.0	7	63.6	3	27.3	1	9.1	0	0.0	11	-	473,733
Year-to-date 2016	0	0.0	23	63.9	13	36.1	0	0.0	0	0.0	36	-	-
Year-to-date 2015	0	0.0	7	63.6	3	27.3	1	9.1	0	0.0	11	-	473,733
Goulbourn													
January 2016	0	0.0	10	28.6	22	62.9	2	5.7	1	2.9	35	-	-
January 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	0.0	10	28.6	22	62.9	2	5.7	1	2.9	35	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
January 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $449,999		$450,000 - $549,999		$550,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
West Carleton													
January 2016	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	-	-
January 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Stittsville													
January 2016	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
January 2015	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Year-to-date 2015	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	-	-
Osgoode													
January 2016	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
January 2015	0	0.0	3	50.0	1	16.7	0	0.0	2	33.3	6	-	558,600
Year-to-date 2016	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Year-to-date 2015	0	0.0	3	50.0	1	16.7	0	0.0	2	33.3	6	-	558,600
Clarence-Rockland City													
January 2016	0	0.0	3	100.0	0	0.0	0	0.0	0	0.0	3	-	-
January 2015	1	25.0	3	75.0	0	0.0	0	0.0	0	0.0	4	-	369,675
Year-to-date 2016	0	0.0	3	100.0	0	0.0	0	0.0	0	0.0	3	-	-
Year-to-date 2015	1	25.0	3	75.0	0	0.0	0	0.0	0	0.0	4	-	369,675
Russell Township													
January 2016	2	28.6	4	57.1	1	14.3	0	0.0	0	0.0	7	-	-
January 2015	0	0.0	7	100.0	0	0.0	0	0.0	0	0.0	7	-	359,000
Year-to-date 2016	2	28.6	4	57.1	1	14.3	0	0.0	0	0.0	7	-	-
Year-to-date 2015	0	0.0	7	100.0	0	0.0	0	0.0	0	0.0	7	-	359,086
Ottawa-Gatineau CMA (Ontario portion)													
January 2016	2	1.1	84	48.3	65	36.5	13	7.3	15	8.6	179	450,000	481,799
January 2015	7	6.3	52	46.4	40	35.7	4	3.6	9	8.0	112	440,500	477,814
Year-to-date 2016	2	1.1	84	48.3	65	36.5	13	7.3	15	8.6	179	450,000	481,799
Year-to-date 2015	7	6.3	52	46.4	40	35.7	4	3.6	9	8.0	112	440,500	477,814

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
January 2016

Delineation	Jan 2016	Jan 2015	% Change	YTD 2016	YTD 2015	% Change
Ottawa City	488,109	484,181	1.7	488,109	484,181	1.7
Ottawa, Vanier, Rockcliffe	-	-	n/a	-	-	n/a
Nepean inside greenbelt	-	-	n/a	-	-	n/a
Nepean outside greenbelt	-	645,821	n/a	-	645,821	n/a
Gloucester inside greenbelt	-	-	n/a	-	-	n/a
Gloucester outside greenbelt	468,270	503,703	-7.0	468,270	503,703	-7.0
Kanata	-	-	n/a	-	-	n/a
Cumberland	-	475,709	n/a	-	475,709	n/a
Goulbourn	-	-	n/a	-	-	n/a
West Carleton	-	-	n/a	-	-	n/a
Rideau	-	-	n/a	-	-	n/a
Osgoode	-	558,600	n/a	-	558,600	n/a
Clarence-Rockland City	-	364,675	n/a	-	364,675	n/a
Russell Township	-	359,084	n/a	-	359,084	n/a
Ottawa-Gatineau CMA (Ontario Portion)	481,799	477,814	1.0	481,799	477,814	1.0

Source: CMHC (Market Absorption Survey)

Table 1: MLS® Residential Activity for Ottawa-Gatineau (ON/QC) (Ontario Portion)
January 2016

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[2]	Number of New Listings[1]	New Listings SA[2]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2015	January	630	6.0	1,221	1,993	1,700	65.3	446,475	3.0	439,638
	February	850	-5.0	1,037	1,996	1,710	64.9	439,799	1.8	441,993
	March	1,035	5.0	1,178	1,981	1,793	68.5	442,918	1.1	441,895
	April	1,087	11.1	1,226	1,851	1,740	66.7	443,760	5.0	444,704
	May	1,341	7.7	1,260	1,984	1,670	70.5	456,331	4.8	448,130
	June	1,705	1.6	1,149	1,934	1,686	62.8	483,676	5.0	477,096
	July	1,407	-5.5	1,227	1,913	1,671	66.3	469,718	3.1	470,600
	August	1,200	6.5	1,275	1,884	1,690	68.2	454,035	-2.1	458,594
	September	1,155	8.7	1,189	1,709	1,667	68.7	446,146	5.3	455,148
	October	1,170	5.5	1,251	2,127	1,832	57.4	458,950	6.3	461,636
	November	1,005	11.4	1,180	1,714	1,608	69.1	465,137	1.8	465,819
	December	798	8.8	1,275	998	1,758	46.2	459,777	2.9	472,388
2016	January	656	4.1	1,231	1,849	1,598	67.9	456,496	2.4	467,851
	February									
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2015	2,514	1.7		7,189			445,417	3.3	
	Q1 2016	N/A			N/A			N/A		
	YTD 2015	630	6.0		1,993			446,475	3.0	
	YTD 2016	656	4.1		1,849			456,496	2.4	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1] Source: CREA
[2] Source: CREA, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
January 2016

		Interest Rates			NHPI, Total, Ottawa-Gatineau CMA 2007=100	CPI, 2002 =100 (Ottawa-Gatineau CMA (Ontario Portion))	Ottawa-Gatineau CMA (Ontario Portion) Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2015	January	570	3.14	4.79	113.8	124.5	534	6.6	69.7	1,038
	February	567	2.89	4.74	113.8	125.4	533	6.9	69.8	1,041
	March	567	2.89	4.74	113.7	126.2	533	6.9	69.6	1,043
	April	561	2.89	4.64	113.6	126.0	535	6.4	69.5	1,036
	May	561	2.89	4.64	113.6	126.9	533	6.1	69.0	1,041
	June	561	2.89	4.64	113.6	127.4	532	6.1	68.7	1,040
	July	561	2.89	4.64	113.6	127.6	530	6.1	68.4	1,037
	August	561	2.89	4.64	113.6	127.1	529	6.3	68.4	1,035
	September	561	2.89	4.64	113.8	126.8	530	6.1	68.3	1,032
	October	561	2.89	4.64	113.9	126.8	532	6.2	68.6	1,031
	November	561	3.14	4.64	113.7	126.8	529	6.3	68.2	1,014
	December	561	3.14	4.64	113.7	126.3	530	6.3	68.2	1,020
2016	January	561	3.14	4.64		126.5	529	6.4	68.1	1,028
	February									
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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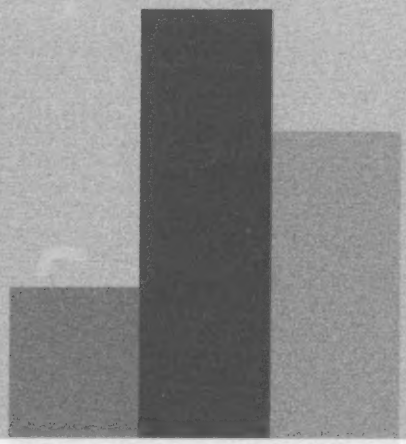

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